

RENTON CITY COUNCIL  
Regular Meeting

March 20, 2000  
Monday, 7:30 p.m.

Council Chambers  
Renton City Hall

MINUTES

**CALL TO ORDER**

Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

**ROLL CALL OF  
COUNCILMEMBERS**

RANDY CORMAN, Council President; TONI NELSON; DAN CLAWSON; KATHY KEOLKER-WHEELER; DON PERSSON; KING PARKER; TIMOTHY SCHLITZER.

**CITY STAFF IN  
ATTENDANCE**

JESSE TANNER, Mayor; DEREK TODD, Finance Analyst; DAVID DEAN, Assistant City Attorney; MARILYN PETERSEN, City Clerk; GREGG ZIMMERMAN, Planning/Building/Public Works Administrator; JIM SHEPHERD, Community Services Administrator; REBECCA LIND, Principal Planner; SUSAN CARLSON, Economic Development Administrator; BETTY NOKES, Economic Development Director; COMMANDER KEVIN MILOSEVICH, Police Department.

**APPROVAL OF  
COUNCIL MINUTES**

MOVED BY CORMAN, SECONDED BY SCHLITZER, COUNCIL APPROVE THE MINUTES OF MARCH 13, 2000 AS PRESENTED. CARRIED.

**SPECIAL PRESENTATION**  
EDNSP: Downtown  
Redevelopment VISION 2020  
Award from PSRC

Susan Carlson, Economic Development/Neighborhoods/Strategic Planning Administrator, announced that Renton was presented with a VISION 2020 award last week from the Puget Sound Regional Council (PSRC) for its innovative and successful downtown efforts. Noting that the award recognizes years of hard work and public and private investments totaling over \$16 million, Ms. Carlson explained that PSRC's VISION 2020 awards spotlight outstanding efforts that help the Puget Sound region achieve its growth management and transportation strategies. Renton's downtown revitalization project was selected from 26 high-quality entries, all of which seek to promote strong communities, efficient transportation, and a healthy environment and economy.

Council President Corman commented that he, Councilmember Keolker-Wheeler and various Renton staff members were in attendance when this award was presented. He stated that the City was very proud and privileged to receive this kind of recognition.

**ADMINISTRATIVE  
REPORT**

Finance Analyst Derek Todd reviewed a written administrative report summarizing the City's recent progress towards goals and work programs adopted as part of its business plan for 2000 and beyond. Items noted included:

- \* Attractive metal garbage containers have been permanently installed in both downtown Renton and the Highlands area commercial district.
- \* The Puget Sound Regional Council's Executive Board approved a list of projects for federal TEA-21 funding last week, including \$1.1 million for Renton's downtown transit center. This funding will fill the gap created when a King County Metro grant was lost due to I-695.

**AUDIENCE COMMENT**  
Citizen Comment: Nelson –  
Monterey Heights Plat,  
Easement and Restoration of

George Nelson, 2008 NE 12<sup>th</sup> St., Renton, 98055, expressed surprise that the Monterey Heights final plat was before Council for action tonight as he was not aware that a final plat could be approved at this time. Mr. Nelson explained that he granted a 20-foot easement across his property for the installation of utilities

Site for this development on the condition that the landscaping be restored to its original condition, which has not yet been accomplished. (See later this page for further discussion of this subject.)

Citizen Comment: Peshak – RiverRock Restaurant Outdoor Music  
Dennis Peschek, 13451 SE 141<sup>st</sup> St., Renton, 98059, said in August of 1998 he spoke to Council about noise emanating from Maplewood Golf Course which disturbed residents of his neighborhood. Since that time, the loudspeakers on the course have not been utilized too early in the mornings, and RiverRock Restaurant ceased playing live music outside. Mr. Peschek said he was recently approached by staff of the restaurant who conducted noise tests at his home to determine whether unamplified music could be played outside without disturbing nearby residents. Speaking for himself, Mr. Peschek concurred that the decibel level of the acoustic music which was demonstrated to him in these tests would not present a problem. However, he reserved the right to bring the issue up again if noise levels increase.

### **CONSENT AGENDA**

Items on the consent agenda are adopted by one motion which follows the listing.

Planning: Allowing Eating & Drinking Establishments at Regional Parks & Golf Courses  
Economic Development, Neighborhoods and Strategic Planning Department submitted proposed amendments to the Resource Conservation (RC) and Residential – One Dwelling Unit Per Acre (R-1) zones to allow eating and drinking establishments in regional parks and golf courses. Refer to Planning & Development Committee.

EDNSP: Toxicity Testing at Port Quendall, Exponent  
Economic Development, Neighborhoods and Strategic Planning Department requested approval of a contract in the amount of \$144,999 with Exponent to conduct toxicity testing on the Port Quendall property; the City will be reimbursed through the Environmental Protection Agency's \$200,000 Brownfield Grant. Council concur.

Plat: Talbot Ridge, S 47<sup>th</sup> St/Smithers Ave S (FP-99-165)  
Development Services Division recommended approval of the Talbot Ridge final plat; 18 single family lots on a 2.7 acre portion of 4.5 acres in the vicinity of S. 47th St. and Smithers Ave. S. (FP-99-165). Council concur. (See page 98 for resolution.)

Transportation: WSDOT Grant Funding for Various Projects  
Transportation Systems Division recommended approval of an agreement with WSDOT to receive grant funding for the Downtown Transit Access, Arterial Rehabilitation Program, I-405/NE 44th St. Interchange and SR-167/SW 27th St./Strander Blvd. projects. Council concur. (See page 98 for resolution.)

MOVED BY CORMAN, SECONDED BY KEOLKER-WHEELER,  
COUNCIL APPROVE THE CONSENT AGENDA AS AMENDED TO  
REMOVE ITEM 6.c. FOR SEPARATE CONSIDERATION. CARRIED.

### **Separate Consideration** **Item 6.c.**

Plat: Monterey Heights, NE 14<sup>th</sup> St/Monterey Ave NE (FP-00-023)

Development Services Division recommended approval of the Monterey Heights final plat; 10 single family lots on 1.5 acres in the vicinity of NE 14th St. and Monterey Ave. NE (FP-00-023).

Responding to Council inquiry, Planning/Building/Public Works Administrator Gregg Zimmerman concurred that the landscape restoration described early by Mr. Nelson must be completed before this plat can be recorded. He added that the developer must also resubmit this easement on the City's standard easement form, since the form originally submitted did not conform to the City's requirements. Mr. Zimmerman suggested that Council approve the final plat with these two additional conditions.

MOVED BY CORMAN, SECONDED BY PARKER, COUNCIL APPROVE

THE MONTEREY FINAL PLAT WITH THE CONDITIONS THAT 1) THE EASEMENT GRANTED BY GEORGE NELSON FOR UTILITY INSTALLATION BE RESUBMITTED ON THE CITY'S STANDARD FORM, AND 2) THAT LANDSCAPING RESTORATION OF THE EASEMENT AREA BE COMPLETED TO THE MUTUAL SATISFACTION OF BOTH PARTIES. CARRIED. (See page 98 for resolution.)

## **OLD BUSINESS**

### **Planning & Development Committee**

Development Services:  
Tracking of Restrictive  
Covenants

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the tracking of restrictive covenants. The Committee requested a briefing from the Development Services Division regarding the tracking of restrictive covenants required as a result of the land use permit process. Staff reported that until recently, restrictive covenants were difficult to track. The covenants are recorded against the property title, and building permits do not require that an applicant submit a current copy of a title report. At the end of 1999, staff completed a project cataloging and mapping all of the restrictive covenants required by the City. Staff is now able to check a map to identify affected properties. A corresponding database provides the recording number of the restrictive covenant, a legal description of the affected property, and a summary of the requirement of the covenants. The Planning & Development Committee recommended referring this matter to the Committee of the Whole for a briefing. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Planning: Critical Areas  
Ordinance

Planning & Development Committee Chair Keolker-Wheeler presented a report regarding the Sensitive Areas Ordinance. The Planning Commission reviewed the Sensitive Areas Ordinance on October 20, November 3 and 10, and December 8, 1999, January 5 and 19, and February 1, 2000.

The Planning & Development Committee reviewed the Sensitive Areas Ordinance on November 18 and December 16, 1999, January 5 and 19, February 3 and 15, and March 2 and 16, 2000. The Committee also reviewed the January 26, 2000 best available science report on the development of the proposed Sensitive Areas Ordinance.

The Committee recommended approval of the October 25, 1999 Public Draft #1 of the Sensitive Areas Ordinance, as amended per the:

November 24, 1999 Planning Commission Addendum #1;  
January 19, 2000 Planning Commission Addendum #3;  
January 19, 2000 Planning Commission Supplemental Addendum as revised by the Planning Commission at its January 19, 2000 meeting;  
February 1, 2000 Planning Commission Addendum #2;  
February 3, 2000 Planning and Development Committee Addendum #1, with staff recommendations;  
February 3, 2000 Planning and Development Committee Addendum #2;  
February 3, 2000 Planning and Development Committee Addendum #3;  
March 2, 2000 Planning and Development Committee Council Draft Addenda #1 and #2; and  
March 17, 2000 letter to the Department of Economic Development, Neighborhoods and Strategic Planning from David L. Halinen.

Per Committee action, the Sensitive Areas Ordinance has been renamed the Critical Areas Ordinance. MOVED BY KEOLKER-WHEELER, SECONDED BY SCHLITZER, COUNCIL CONCUR IN THE COMMITTEE REPORT.

CARRIED. (See page 98 for ordinance.)

EDNSP: Automall Overlay  
District Amendments (Areas  
“A” and “B”)

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending that the Council set a public hearing for April 10, 2000 to consider amendments to Area “A” and Area “B” of the Automall Overlay District, and to Section 9-14-11, Administrative Procedures for Right-of-way Vacations. MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Development Services:  
Tamaron Pointe Apts Removal  
of Restrictive Covenants (Lk  
Wash Blvd), R-81-090

Planning & Development Committee Chair Keolker-Wheeler presented a report recommending concurrence with the staff recommendation to authorize the removal of restrictive covenants that were required as a condition of the rezone of the Tamaron Pointe Apartments property in 1983 from Trailer (T) to Residential (R-3). The covenants require:

1. Voluntary payment of \$6,450 for specific traffic improvements on Lake Washington Boulevard.
2. Requirement for specific off-site public street improvements including: installation of a left turn lane opposite the entrance to the lakeside site; provision of curbs, gutters, sidewalks, and street lighting and all necessary appurtenances across the frontage of the lakeside site; provision of asphalt surface temporary sidewalks from the property to the entrance of Gene Coulon Park; traffic control (signage and striping) for pedestrians crossing Lake Washington Boulevard from the east to the west side near the north entrance to Coulon Park, provided that the applicant would not be required to duplicate these improvements.
3. Requirement that no development of the project is to occur to the east of the toe of the slope as defined in the restrictive covenants.
4. Requirement that the number of dwelling units proposed would be restricted to 187; provided, however, that in the event of a zoning change to permit more units than 187, such zoning change would supercede and supplant that portion of the restrictive covenants contrary thereto.

The covenants were required as a condition of rezoning of the property in 1983 (R-81-090). The restrictive covenants require certain off-site improvements or restrict development on the site. The covenants are no longer relevant as they have either been satisfied or have been supplanted by subsequent rezoning of the property. In addition, approval of the land use permits for the Tamaron Pointe Apartments further render the restrictive covenants unnecessary.

MOVED BY KEOLKER-WHEELER, SECONDED BY CLAWSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

### **Finance Committee**

Finance: Vouchers

Finance Committee Chair Parker presented a report recommending approval of Payroll Vouchers 24534 - 24755, and 527 direct deposits totaling \$983,404.44. MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

Utility: Utility Shutoffs (City  
Policy and Procedures)

Councilman Parker announced that in 1993, at the request of then-Councilmember Nancy Mathews, the City Council had referred the subject of enforcement of utility liens and related claims for damages to the Finance Committee. He felt that this subject would best be broached in Committee of the Whole so all Councilmembers could participate in the discussion and any

decision-making.

MOVED BY PARKER, SECONDED BY NELSON, COUNCIL REFER THE MATTER OF UTILITY SHUTOFFS (CITY POLICY AND PROCEDURES) TO THE COMMITTEE OF THE WHOLE. CARRIED.

**Community Services  
Committee**

Executive: Centennial  
Celebration (Statement,  
Guidelines and Logo)

Community Services Committee Chair Nelson presented a report recommending concurrence in the Centennial Mission Statement, Goals and Operating Guidelines and official City of Renton Centennial Logo, as submitted by the Mayor's Centennial Advisory Committee. MOVED BY NELSON, SECONDED BY PARKER, COUNCIL CONCUR IN THE COMMITTEE REPORT. CARRIED.

**ORDINANCES AND  
RESOLUTIONS**

**Resolution #3445**

Transportation: WSDOT Grant  
Funding for Various Projects

A resolution was read authorizing the Mayor and City Clerk to enter into interlocal cooperative agreements with the Washington State Department of Transportation for grant funding for the construction of the TIP #7 Downtown Transit Access, TIP #28 Arterial Rehabilitation Program, TIP #4 I-405/NE 44th Street Interchange, and TIP #10 SR-167/SW 27th Street/Strander Boulevard projects. MOVED BY PERSSON, SECONDED BY CORMAN, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3446**

Plat: Monterey Heights, NE  
14<sup>th</sup> St/Monterey Ave NE (FP-  
00-023)

A resolution was read approving the Monterey Heights final plat; 1.5 acres located in the vicinity of NE 14th St. and Monterey Ave. NE (FP-00-023). MOVED BY CORMAN, SECONDED BY CLAWSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

**Resolution #3447**

Plat: Talbot Ridge, S 47<sup>th</sup>  
St/Smithers Ave S (FP-99-165)

A resolution was read approving the Talbot Ridge final plat; 4.5 acres located in the vicinity of S. 47th St. and Smithers Ave. S. (FP-99-165). MOVED BY CLAWSON, SECONDED BY SCHLITZER, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

The following ordinance was presented for first reading and referred to the Council meeting of 3/27/00 for second and final reading:

Planning: Critical Areas  
Ordinance

An ordinance was read amending Title 4 (Development Regulations) of City Code relating to the Critical Areas Ordinance. MOVED BY KEOLKER-WHEELER, SECONDED BY CORMAN, COUNCIL REFER THE ORDINANCE FOR SECOND AND FINAL READING ON 3/27/00. CARRIED.

**NEW BUSINESS**

Parks: Renton Skate Park

Councilmember Keolker-Wheeler announced that the City will hold a series of workshops next week related to the design of the Renton Skate Park. The meetings will be at the North Highlands Neighborhood Center, 3000 NE 16<sup>th</sup> St., on Monday, Tuesday and Wednesday at 6:30 to 8:30 p.m. The public is encouraged to attend.

**ADJOURNMENT**

MOVED BY CORMAN, SECONDED BY NELSON, COUNCIL ADJOURN. CARRIED. Time: 8:17 p.m.

MARILYN J. PETERSEN, CMC, City Clerk

Recorder: Brenda Fritsvold  
March 20, 2000